



CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION & MARINE

C-18

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June 5, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive and file the 2006 Long Beach Marine Advisory Commission Annual Report and continue the Commission in its existing format for the next calendar year. (Districts 2 and 3)

DISCUSSION

The Long Beach Marine Advisory Commission is proud of the work they have accomplished during the past year and appreciates the support provided by the Mayor, City Council, and staff.

TIMING CONSIDERATIONS

City Council action on this item is not time critical.

FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

By:

A handwritten signature in black ink, appearing to read "Phil Hester".

PHIL T. HESTER
DIRECTOR OF PARKS, RECREATION AND MARINE
Attachment

APPROVED:

A handwritten signature in black ink, appearing to read "Christine I. Shipp".

for GERALD R. MILLER
CITY MANAGER

MARINE ADVISORY COMMISSION 2006 ANNUAL REPORT



Long Beach Department of
Parks, Recreation & Marine

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MARINE ADVISORY COMMISSION ANNUAL REPORT

Membership

The Marine Advisory Commission was established by the City Council by minute order on May 1, 1956, LBMC Chapter 2.48. Commission members serving in calendar year 2006 were:

Richard Miller
Bradley Whyte
Mike Malbon
Holly Carpenter
Mike Reed
Harry Hutton
Randy Crawford
Peter Hogensen
David Calhoun
Richard Turrentine
Darlene Gidley
Scott Schaidle

Powers and Duties of the Commission

The duties and responsibilities of the Marine Advisory Commission are as follows:

- To consult with and advise the City Council and/or City staff on matters in formulating City policies regarding marinas, beaches, waterways, near shore areas adjacent thereto and facilities thereon.
- To study and analyze problems referred to it by the City Council and/or City staff, for the purpose of evaluation and recommendation of policy to the City.
- To perform such other functions as are specifically conferred on the Commission by the City Council.
- To conduct hearings of appeal of any cancellation of a permit issued pursuant to Chapter 16.08 of the Municipal Code 16.08.330.
- To analyze requests of groups or individuals, and make recommendations designed to insure that areas within the Marine Bureau's jurisdiction provide the widest possible benefits to the greatest number of people.

FORMAL ACTIONS OF THE MARINE ADVISORY COMMISSION
FOR CALENDAR YEAR 2006

January 12, 2006

- It was moved by Commissioner Malbon and seconded by Commissioner Crawford that the MAC support the Tree Trimming Policy as presented. The motion passed unanimously.
- It was moved by Commissioner Crawford and seconded by Commissioner Whyte that the MAC support the cancellation of Laura Kennedy's slip permit. Commissioner Reed opposed.
- It was moved by Commissioner Crawford and seconded by Commissioner Whyte that the MAC Operations Committee review Maria Galang's slip permit cancellation, and then bring it back to the MAC in February.
- Commissioner Crawford modified his motion to allow that Maria Galang be given a one month extension on a temporary assignment, to allow time for her to meet with Mark Sandoval to re-review her cancellation, then take it to the Operations Committee, and bring it back again before the MAC at next month's meeting. The motion passed unanimously.
- It was moved by Commissioner Crawford and seconded by Commissioner Carpenter that the MAC support the Marine Bureau placing Mr. Kingsboro on a Leave of Absence. The motion passed unanimously.
- It was moved by Commissioner Crawford and seconded by Commissioner Whyte that the MAC support the cancellation of Mr. Adnoff's slip permit. The motion passed four to three.
- It was moved by Commissioner Malbon and seconded by Commissioner Crawford that the MAC rescind the previous motion. The motion passed with Commissioner Whyte opposed.

- It was moved by Commissioner Crawford and seconded by Commissioner Malbon that Mr. Adnoff be allowed a one month temporary assignment, during which time he will provide to the MAC letters with appropriate and very specific language from individuals who will verify that he did not have knowledge that the woman was living aboard his vessel. This issue will be re-reviewed by the MAC at the February meeting. The motion passed with Commissioner Whyte opposed.

February 9, 2006

- It was moved by Commissioner Malbon and seconded by Commissioner Crawford that the MAC study the Basin 8 pricing issue further at two separate meetings, in order to keep in compliance with the Brown Act. The issue will be brought back before the MAC at the March Commission meeting. The motion passed unanimously.

March 9, 2006

- It was moved by Commissioner Malbon and seconded by Commissioner Crawford that the MAC support a non-retroactive reduction in Basin 8 slip fees to \$16 per foot effective April 1, with the understanding that this is an interim adjustment pending development of a pricing policy. The motion passed unanimously.

April 7, 2006

- It was moved by Commissioner Hutton and seconded by Commissioner Malbon that the MAC accept the Annual Report to be forwarded to the Mayor and City Council. The motion passed unanimously.
- It was moved by Commissioner Malbon and seconded by Commissioner Reed that the MAC support the vessel mooring program off the Belmont Veterans Memorial Pier. The motion passed unanimously.
- It was moved by Commissioner Carpenter and seconded by Commissioner Hogensen that the MAC receive and file the Annual Marina Survey. The motion passed unanimously.

May 18, 2006

- It was moved by Commissioner Hutton and seconded by Commissioner Hogenson that the MAC endorse the Pricing Policy as set forth in the Ad Hoc Slip Fee Committee Report dated May 9, 2006, with the proviso that costs to be returned by slip fees include only marina operating expense, debt service, and reserve for marina reconstruction for each upcoming year. The motion passed unanimously.

June 8, 2006

- It was moved by Commissioner Malbon and seconded by Commissioner Crawford that the MAC support the proposed fee changes within the Tidelands Funds. The motion passed unanimously.
- Commissioner Crawford nominated Bradley Whyte as Chairman of the MAC. Commissioner Malbon seconded the nomination. The motion passed unanimously.
- Commissioner Reed nominated Holly Carpenter as Vice Chairman. Commissioner Crawford seconded the nomination. The motion passed unanimously.

July 13, 2006

- It was moved by Commissioner Crawford and seconded by Commissioner Carpenter that the MAC support the Circle Boat Race noise variance (120 dbs at 100 feet). The motion passed unanimously.

August 10, 2006

- It was moved by Commissioner Reed and seconded by Commissioner Turrentine that the MAC support the Beach Ventures Inc. lease agreement with Blo-Karts as presented. The motion passed unanimously.

September 14, 2006

- It was moved by Commissioner Gidley and seconded by Commissioner Hutton that Mr. Johnsen's slip permit be reinstated, with the proviso that he be moved to another gangway, and that he meet all requirements set forth by the Marine Bureau. Commissioners Gidley, Hutton and Carpenter voted in favor; Commissioners Turrentine, Hogenson, Crawford, Schaidle, Reed and Whyte voted against. The motion did not move forward.
- It was moved by Commissioner Crawford and seconded by Commissioner Hogenson, that Mr. Johnsen be given a temporary slip in a location other than Basin 6 until the end of October. Mr. Johnsen is to come before the MAC at the October meeting, at which time he is to provide verification that his vessel is seaworthy, updated vessel insurance, and proof that he has other living arrangements. The motion passed with Commissioners Reed, and Turrentine opposed.
- It was moved by Commissioner Crawford and seconded by Commissioner Turrentine that a request be submitted for the creation of a beach development plan. The motion passed unanimously

October 16, 2006

- It was moved by Commissioner Schaidle and seconded by Commissioner Crawford that the MAC uphold the cancellation of Mr. Johnsen's slip permit by the Marine Bureau. The motion passed unanimously.
- It was moved by Commissioner Crawford and seconded by Commissioner Hutton that the MAC endorse the Marine Bureau's change to the TA program to begin renting slips on a month-to-month basis, with Friday and Saturday as the only nights allowed for the permit holder to stay aboard. The motion passed unanimously.

November 17, 2006

- No action taken

December 2006

- No meeting held in December 2006

**MARINE ADVISORY COMMISSION
ATTENDANCE RECORD
January – December 2006**

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | <u>Present</u> | <u>Absent</u> |
|-----------------|-----|-----|----------|-----|-----|-----|----------------|-----|-----|-----|-----|-----|----------------|---------------|
| Richard Miller | X | X | X | X | A | X | term completed | | | | | | 5 | 1 |
| Mike Malbon | X | X | X | X | A | X | term completed | | | | | | 5 | 1 |
| Mike Reed | X | X | A | X | X | X | A | X | X | A | X | 0 | 8 | 3 |
| Holly Carpenter | X | X | X | X | A | X | X | X | X | A | X | 0 | 9 | 2 |
| Bradley Whyte | X | X | X | A | X | X | X | A | X | X | X | 0 | 9 | 2 |
| Harry Hutton | X | X | X | X | X | A | X | X | X | X | X | 0 | 10 | 1 |
| Randy Crawford | X | X | X | X | X | X | X | X | X | X | A | 0 | 10 | 1 |
| David Calhoun | A | A | resigned | | | | | | | | | | 0 | 2 |
| Peter Hogenson | X | X | X | X | X | X | A | X | X | A | X | 0 | 9 | 2 |
| Rick Turrentine | | | | | | | X | X | X | X | X | 0 | 5 | |
| Darlene Gidley | | | | | | | X | X | X | X | X | 0 | 5 | |
| Scott Schaidle | | | | | | | X | X | X | X | X | 0 | 5 | |

Note:

X = Present

A = Absent

0 = No Meetings Held

CITY PERSONNEL ASSISTING THE MARINE ADVISORY COMMISSION:

Phil Hester - Director of Parks, Recreation and Marine

Mark Sandoval – Manager of Marinas and Beaches

Vivian Crook - Marine Bureau Secretary

Dennis Eschen – Manager of Planning & Development

Jeff Edwards – Superintendent of Marine Facility Maintenance

Phil Lopez – Acting Superintendent of Marine Facility Maintenance

Sergeant Tom Keleher - LBPD Marine Patrol Division

Mark Boone - LBFD Marine Safety Division Chief

MARINE BUREAU – STRATEGIC PLAN

Mission Statement

It is the mission of the City's Marinas to enhance the quality of life of users of the City's beach and marine environment through continuous, cost efficient and effective delivery of needed services as characterized by safe, clean, well-maintained, attractive and secure beach and marine facilities.

Goals and Objectives

Goal #1 – To ensure both short and long term financial stability of the City's Marinas through the use of competitive fees and charges supplemented by other needed revenues to support operating expenditures and capital.

Objective 1 – To identify the three Marina facilities: Downtown, Alamitos Bay and Rainbow Harbor, as three separate cost and revenue centers within the overall framework of the City's Marina Enterprise Fund.

Objective 2 – To identify the City's beaches and other marina environment as independent cost and revenue centers within the City's Marina Enterprise Fund.

Objective 3 – Maintain a minimum occupancy rate of (October 1, 1998) 85% for available slips at the Downtown Marina and 93% at Alamitos Bay.

Objective 4 – Identify and allocate support services costs, including administration, police, fire and maintenance to the Bureau's four cost centers.

Objective 5 – Establish user fees and charges at the three facilities that cover the costs reasonably born by the City and Bureau in providing desired services while maintaining competitive position in private market place.

Goal #2 – To ensure desired amenities are made available to the Marina's users.

Objective 6 – Develop a Master Plan for the Downtown and Alamitos Bay facilities that will guide current and future infrastructure renewal and expansion for 1999-2020.

Objective 7 – Secure needed funding for implementing adopted Master Plans at both Downtown and Alamitos Bay facilities.

Goal #3 – To provide outstanding (quality) services to Marina users.

Objective 8 – Conduct customer services training for Marine Bureau Staff

Goal #4 – to provide for the safety and well being of users at the City's Marina facilities.

Objective 9 – Establish a Trust Fund to support needed capital improvements to eliminate current and future deferred maintenance of an annual appropriation of 10% of gross income.

Objective 10 – Maintain minimum staffing levels for police and fire services to ensure timely response to calls for service at Marina facilities.

COMMISSION COMMITTEES

Operations Committee, for both marina and beaches, continues to meet once a month. This committee dealt with many issues.

On the beaches and in the waterways, the committee continued to support the increased usage of our beaches with programs that would enhance the perception and use of the beaches and waterfront. "Dog Beach" continues to grow in popularity and has brought many people to the waterfront that would not ordinarily visit our beaches. There were many presentations to the committee from interested parties regarding creating more programs and activities for our beach community. Many of these are currently being considered by city staff.

In the marinas, the committee continued to follow the re-build process in the Shoreline and Rainbow Marinas, and preparing for the re-build in the Alamitos Bay Marina. The committee spent a considerable amount of time on customer service issues facing the Marine Bureau staff. The available slip waiting list procedure was re-vamped and several opportunities were given to marina customers to appeal legitimate actions taken by the Marine Bureau. The committee applauded the excellent customer service given to marina customers by the Marine Bureau staff.

Lastly, the committee kept apprised of the conditions of the new docks in Shoreline and Rainbow Marinas. For a short period of time, there was debris accumulation in pockets of the Shoreline Marina. The committee supported the maintenance department's efforts to eliminate this problem; elimination was successful. Several safety issues were examined on the new docks and found to be satisfactory to the city, staff and members of the committee.

Facilities Committee met every month that a Commission meeting took place. Throughout the year, the Committee followed the progress of a variety of projects. In addition, the Committee has closely followed the planning process with regards to two proposed, critical projects in the eastside waterfront area: the redevelopment of the Seaport Marina Hotel and a proposed restaurant in the parking lot of the Alamitos Bay Marina.

Specifically, the Committee has followed the progress of several capital improvement projects including:

- Rebuild of the Downtown Marinas
- Planned Rebuild of the Alamitos Bay Marina
- Belmont Beach Mooring Project
- Belmont Pool Refurbishment
- 61st Seawall Repair
- Jack Nichol Park Construction
- Bluff Erosion Mitigation
- Beach Erosion Mitigation
- Marine Stadium and Davies Launch Ramp Improvements
- Aqualink Dock Improvements

The Committee continues to hold the strong belief that continued waterfront development is a necessity, but is adamant that traffic flows and marina parking must not be adversely affected by any waterfront development.

Finance and Information Committee

The Finance and Information Committee continued to study the Tidelands financial picture during 2006, with particular emphasis on the cost/benefit relation in Marina Maintenance. Marina Maintenance is a major factor in overall marina costs, and accountability for expenditures in this sector is an important factor.

Closely related to the Committee's work was the Ad Hoc Slip Fee Committee, which was a joint venture with appointed members of the Operations, Facilities, and Finance Committees. This subcommittee was successful in creating a rational cost-based fee system based on budgeted marina costs and square footage occupied by customer boats. Applied properly, the system should result in the marinas being revenue neutral to the Tidelands, while fairly distributing all marina costs to the size mix of client customers. Close monitoring and control of budgeting for each upcoming fiscal year will be essential to the ultimate success of this program.

In the capital improvement area, it was recognized that the Shoreline Marina rebuild project, now nearing completion, represents a major success in meeting budgeted project cost, with first class results. The project contractors and the City project coordinators are to be commended for an excellent performance. Armed with lessons learned from the Shoreline Marina project, we can expect to see even greater success in the upcoming Alamitos Bay Marina rebuilding project. The Finance Committee, in conjunction with the Facilities Committee plans to monitor the project over the years of its duration.

OBSERVATIONS

The Marine Advisory Commission achieved a major goal this year with a change in our current slip pricing strategy. Beginning with an ad-hoc committee, the commission members ultimately developed and supported a pricing policy that recommends the removal of any differential in slip prices within the Long Beach Marinas. The ultimate goal of the pricing policy is the pricing of slips in the marinas based on a square-footage formula. This policy was accepted by all members of the Commission and supported by City staff. This new pricing policy is based on costs associated with operating the marinas, including operating expenses, debt service and a sinking fund for future capital needs.

The Marine Advisory Commission continues to support the development of a master plan along the beaches to ensure a comprehensive strategic plan for this valuable natural resource.

The Marine Advisory Commission spent a considerable amount of time in all committees on the status of the marina re-builds. Outlined in the individual reports you will see specific work accomplished in this area. An area of concern is the reliability of future funds from the State Department of Boating and Waterways (DBW). To this point, all marina construction projects, specifically the Downtown Marinas and Basin 8 in Alamitos Bay, have utilized DBW loan funds. In recent years, the DBW marina loan budget has been severely curtailed due to raids from other State departments. The Alamitos Bay Marina rebuild project is projected to cost approximately \$80 million, and to this point DBW has approved only \$21 million for this project. Given the significant funding gap, and the unreliability of continued DBW funds, it is imperative that the City look at alternative financing mechanisms, including borrowing the funds from the Port or using a bond issue. This analysis is particularly important since the Marine Advisory Commission has developed and supports a pricing policy, which calls for the recovery of all marina costs, including debt service, and therefore increased debt costs would impact slip fees.

Finally, an ad-hoc committee was formed to analyze the rules and regulations pertaining to the marinas. Many thoughtful changes were discussed to better serve our marina customer and support the needs of the city.

MARINE FACILITIES

The Department of Parks, Recreation and Marine oversees the operation and maintenance of all Long Beach waterfront public recreational facilities, including:

- 6 miles of beaches
- 3 marinas, with a combined 3,844 boat slips -- The largest municipally operated marina system in the nation (Alamitos Bay Marina, Shoreline Marina and Rainbow Marina).
- Rainbow Harbor, with a combined 2,100 feet of commercial dock space
- Marine Stadium (rowing, water-skiing and special event facility north of Alamitos Bay)
- Rainbow Lagoon (non-swimming recreation lagoon adjacent to the Hyatt Hotel in Downtown)
- Colorado Lagoon (swimming recreational lagoon north of Marine Stadium)
- Leeway Sailing Center
- Belmont Veterans Memorial Pier
- Belmont Pool

